

For Lease



PRIME RETAIL

5611 RIVERBEND ROAD NW
EDMONTON, ALBERTA

BUILDING DETAILS



Year Built
1978



Parking
Ample Shared



Zoning
CNC
Neighbourhood
Convenience Commercial

DEMOGRAPHICS

Demographics pulled from a 3km radius.



Population
41,645



Median Age
41.5



Traffic
Count
12,200



Household
Income
\$146,752

HIGHLIGHTS

- Located in high traffic and high residential density Brander Gardens area of Riverbend
- Close proximity to Riverbend Junior High School, Brander Gardens and Tempo School
- Next to the one of the busiest swim clubs in Canada
- Former licensed and equipped Veterinary Clinic
- Available immediately.

PROPERTY DESCRIPTION

Office Size: 2,850 sq ft +/-

Base Rent: \$23.00 psf

Op. Costs: \$16.50 psf (includes property tax, building insurance, management fees and CAM)

Legal Desc.: Plan 5452RS; Block 28; Lot 12

Available: Immediately

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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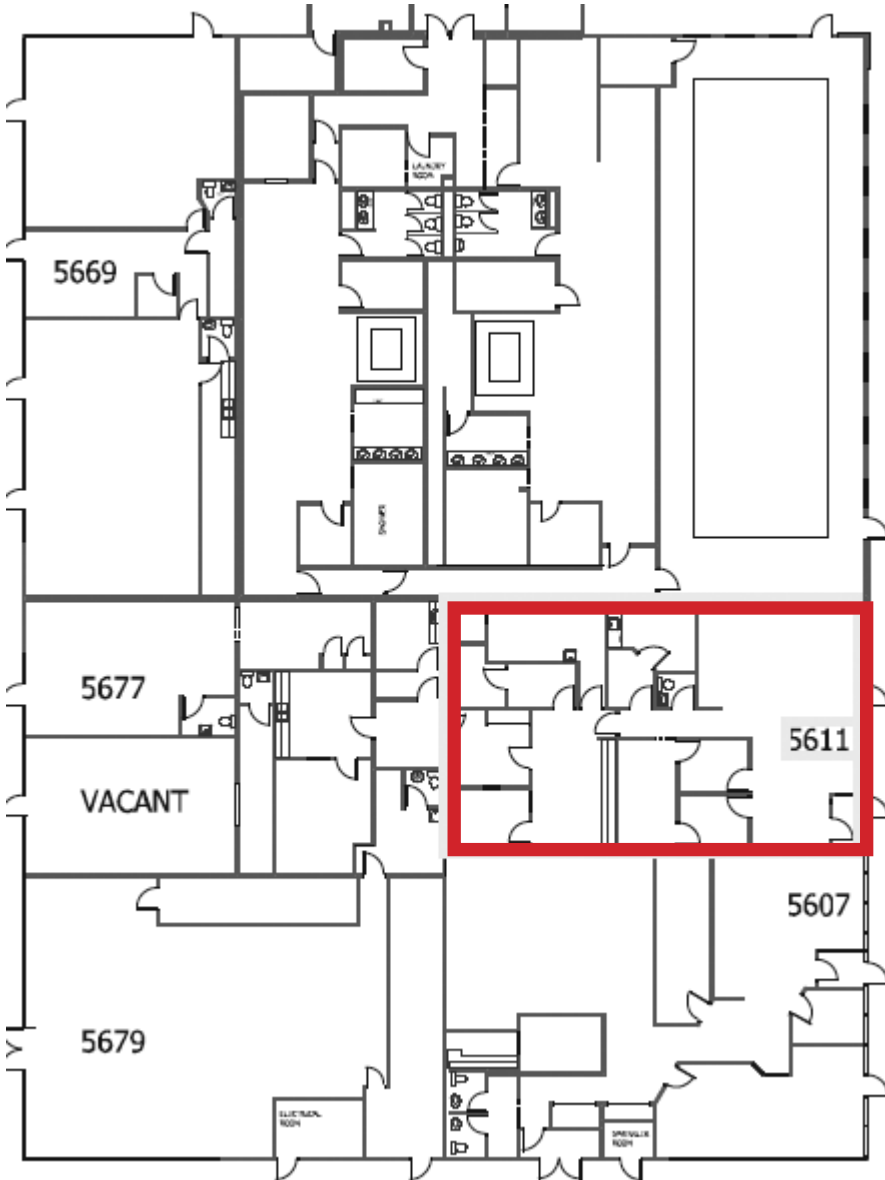
PHOTOS

5611 Riverbend Road NW, Edmonton, Alberta



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LOCATION

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Hennadiy (Ghena) Menyaylov

Senior Associate

780.278.3398

ghena@avenuecommercial.ca

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Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 1-800-556-6666

AvenueCommercial.com

